



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

September 26, 1977

Members Present: Sauer, Zielinski, Kulmala, Raftery, Cutter, Hannaford, Bridges

Minutes of the September 12 meeting were accepted as read.

A letter was received from Deck House that they would not use "Stonehedge" as the name for the Bedford Road development.

A new and final Preliminary Plan for the extension of Hemlock Hill (to be called Hemlock Estates) was presented. A brief inspection showed no problems; the road was contoured and the right of way was widened to 50 feet. Since George Nickerson has a bank deadline of December 1 for an approved Definitive Plan, a progress print will be presented at the October 10 meeting and the Definitive Plan at the October 24 meeting. Hearings will be held in November after two weeks' publication of notices. It was decided that rather than ask someone from CVP to attend the October 10 meeting to instead forward a copy of the progress print with the Board's comments.

Carlisle Trails Association is trying to set up a network of trails throughout the town, including through private land with permission of the landowners. The Planning Board is asked to work with them as intermediary--informing them of land that is being or is about to be developed and, once we have the trail map the Association is working on, alerting developers to trails on land they propose to develop. There were several questions discussed--the fact that logging roads and cart paths were never "trails" and whether we didn't already have enough conservation land for hiking without asking easements from private property owners.

Kay Kulmala led the Board in a discussion of the two Conant Land schemes (showing the DPW facility, future municipal buildings and possible future housing) which the Selectmen requested the Board evaluate as regards the DPW, study the advantages and disadvantages of each and make a recommendation. Of the Westford Road Scheme (across from Church Street) and the Interior Scheme (just over the ridge, facing the brook), the Westford Road Scheme seemed to have decided advantages and less disadvantages than the other. Kay will draft a list of the important points as brought out in the Board's discussions. She will also speak with the Conservation Commission at their September 27 meeting.

Ben Benfield presented a 12/4/74 Conservation Commission report on the Conant Land indicating a preference that nothing be done to the Conant Land, particularly to the interior. The report indicated that building along the edge of the parcel would be the least objectionable to the Commission.

Beverly Young presented a plan to erase a lot line between two buildable lots on Acton Street which were purchased as one parcel and held by the same person. The plan was signed under "Approval Not Required."

Returning to the Conant Land question, Bob Soforenko indicated his opinion that the Westford Road site for the DPW would be less visible and the future municipal complex more accessible.

A letter was received from Bob Santomenna regarding "rattail developments" (porkchop lots) and his attempt to locate the court cases referred to in the Boston Globe article.

The October 6 meeting of MAPC members to be hosted by the Carlisle Planning Board has been changed to October 13 because of a conflict with a sub-regional MAPC meeting.

It was reported that the telephone company has requested house number assignments for the Concord Road development. Jim Barron reported he had given Concord Road numbers and not numbers using the name of the common driveway. The Board approved of this approach and it was suggested that a letter to go the Selectmen indicating that this should be the procedure in all cases where a private access driveway serves several homes.

A suggestion was received from Howard Hensleigh that the Board direct itself to ways people with large parcels of land could reduce their taxes. The Board could gather up the necessary information as to what forms of relief are available and perhaps sponsor some joint meeting of experts.

It was reported that Mr. Dewing would be willing to help the Board on the question of Valleyhead. He will contact Charlie Evans and arrange to look around inside the buildings relative to the modifications. Tom Raftery reported he has meetings scheduled with people who have been involved in this type of project in other towns. The safety requirements (double exits and sprinkler system) are as yet still unanswered and hopefully these people can give us that information.

A plan of Philip Heidke Realty Trust of land bounded by East Street, Brook Street, and Maple Street, showing minor lot line changes, was signed under "Approval Not Required."

Meeting adjourned 11pm.

Respectfully submitted,

*Meredith DeLong*  
Meredith DeLong, Secretary